

C-5149-14-H

Terracon

February 22, 2008

Terracon Project No. 92085503

Estimated Repair Cost Table

Project: Memorial Middle School
 Location: 714 E. Highway U. S. 83, Pharr, Texas

Type of Facility: School
 No. of Stories: One building with three stories, six buildings with one story

Building Systems: 85,202 SF
 No. of Bldgs: 7
 Reserve Term: 5 years
 Property Age: 90 years

Item Description	Quantity	U	Cost	I-Totals	Comments
Roof Consultant, Core samples & report	1	LS	\$20,000.00	\$20,000	To determine condition of roofs and recommendations for replacement or repair
Structural Engineer, On-site review & report	1	LS	\$40,000.00	\$40,000	To determine structural condition and capacities of certain buildings and prepare recommendations for renovation
Lighting Consultant, Site lighting review	1	LS	\$12,000.00	\$12,000	To investigate existing site lighting and provide recommendations for additional lighting
Environmental Consultant, On-site review & report	1	LS	\$40,000.00	\$40,000	To determine environmental condition and of certain buildings and prepare recommendations for possible remediation
Asphalt paving, complete	78,000	SF	\$7.50	\$585,000	To replace existing deteriorated asphalt paving areas including re-surfacing and directional marking
ADA Parking Signage	2	EA	\$200.00	\$400	To add additional signage for existing ADA parking spaces not currently signed
Repair sidewalks throughout campus	1	LS	\$6,000.00	\$6,000	To repair damaged sidewalks at various locations throughout campus
Allowance for additional site lighting	1	ALW	\$60,000.00	\$60,000	To allow for additional site lighting pending consultant's report
Repair walkway at Main Building auditorium	1	LS	\$25,000.00	\$25,000	To repair sidewalk around Main Building auditorium
Exterior walls, repointing & caulking	30,000	SF	\$5.00	\$150,000	To repoint exterior masonry and architectural concrete mortar joints
Exterior walls, seal open penetrations	1	LS	\$10,000.00	\$10,000	To seal open or improperly sealed wall penetrations
Exterior walls, clean moisture staining	1	LS	\$0.00	\$0	To clean water stained masonry as part of ongoing maintenance
Exterior walls, replace downspouts	1	LS	\$15,000.00	\$15,000	To install new downspouts and splashblocks on Main Building, Gymnasium, and Book Department building
Window units, metal frame	1	LS	\$750,000.00	\$750,000	To replace all windows
Doors, exterior and interior	1	LS	\$250,000.00	\$250,000	To replace all exterior and interior doors
Replace deteriorated wood elements on buildings	1	LS	\$15,000.00	\$15,000	To replace deteriorated wood trim on buildings
Replace all roofs	61,400	SF	\$7.50	\$460,500	To replace all roofs
Environmental remediation	1	LS	\$210,000.00	\$210,000	To perform environmental remediation of possible asbestos containing materials
Remove and replace damaged VCT floor tile at the Main Building, Cafeteria, Annex II, Stambaugh building, and Textbook building	1	LS	\$96,000.00	\$96,000	To replace VCT flooring
Refinish and repair damaged terrazo flooring at Main Building	1	LS	\$50,000.00	\$50,000	To resurface damaged terrazo flooring in Main Building
Replace carpet at Main Building	1	LS	\$18,000.00	\$18,000	To replace carpet in Main Building
Repair and replace resilient flooring at Gymnasium	1	LS	\$56,000.00	\$56,000	To replace resilient flooring in Gymnasium
Remove and replace ceiling at Main Building, Cafeteria, and Textbook Building	1	LS	\$65,000.00	\$65,000	To replace damaged ceiling tiles and grid
Re-paint interior walls at Main Building, Cafeteria, Annex II, Stambaugh building, and Gymnasium	1	LS	\$115,000.00	\$115,000	To repair and repaint interior walls
Demolish and replace interior walls of Main Building and Cafeteria	1	LS	\$112,000.00	\$112,000	To replace interior walls in Main Building

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Project:
Location:
Type of
Facility:
No.
Stories:

Memorial Middle School
714 E. Highway U. S. 83, Pharr, Texas

School

One building with three stories, six buildings with one story

85,202 SF

7

Building Systems
No. of Bldgs:

5 years

Reserve Term:

90 years

Property Age:

Item Description	Quantity	U	Cost	I-Total \$	Comments
Remodel staff and student restrooms in Main Building and Gymnasium	1	LS	\$144,000.00	\$144,000	To remodel staff and students restrooms to comply with ADA
Install elevator. Install ramps and railings in Main Building and Auditorium	1	LS	\$125,000.00	\$125,000	To comply with ADA requirements in Main Building
Install student lockers in Main Building and Gymnasium	1	LS	\$190,000.00	\$190,000	To install student lockers in Main Building and Gymnasium
Gymnasium	11	EA	\$12,000.00	\$132,000	To replace existing two-pipe AHUs with four pipe
Cafeteria with four pipe AHUs	600	FT	\$100.00	\$60,000	To provide four pipe chilled water and hot water system
Replace two pipe system with four pipe system above ground from central plant to Main Building	4	EA	\$3,000.00	\$12,000	To provide four pipe chilled water and hot water system
Replace central plant pumps with separate chilled water and hot water primary and secondary	1	EA	\$26,000.00	\$26,000	To replace aged boiler
Replace aging central plant water boiler	70	TON	\$1,200.00	\$84,000	To replace aged HVAC equipment
Replace split systems serving the library area, Textbook Department, Classroom Annex I, and Classroom Annex II	3,000	LBS	\$10.00	\$30,000	To replace aged ductwork and insulation
Replace ductwork serving the AHUs in Main Building	2	EA	\$1,200.00	\$2,400	To replace aged HVAC equipment
Replace DX AHUs in Cafeteria	24	TON	\$1,200.00	\$28,800	To replace aged HVAC equipment
Replace RTUs and wall mounted packaged unit at the Stambaugh Building	1	LS	\$3,000.00	\$3,000	To remove abandoned equipment
Remove abandoned RTUs from Textbook Department and seal roof and openings	1	LS	\$200,000.00	\$200,000	To provide dedicated 100-percent outside air preconditioning units
Install 100-percent outside air preconditioning units at the Main Building, Cafeteria, Classroom Annex I, and Classroom Annex II	1	LS	\$10,000.00	\$10,000	To provide dedicated 100-percent outside air preconditioning units
Install vertical outside air chases in Main Building to accommodate outside air preconditioning units	2	EA	\$1,500.00	\$3,000	To provide outside air intake
Install outside air intake hoods at new RTUs of Stambaugh Building	1	ALW	\$10,000.00	\$10,000	To repair and replace ABS drain piping as needed
Allowance to repair ABS piping in Main Building	1	ALW	\$20,000.00	\$20,000	To address weak circuit breakers, loose connections, and overloaded circuits
Perform infrared scan and service of switchgear, circuit breaker panels, and wiring	25	EA	\$100.00	\$2,500	To address failed battery packs
Replace emergency lighting batteries	1	LS	\$150,000.00	\$150,000	To install automatic sprinkler systems
Install automatic sprinkler systems in eight buildings	1	LS	\$10,000.00	\$10,000	To clean and replace lamps and ballasts in lighting fixtures
Allowance to clean, and replace lamps and ballasts in lighting fixtures in Main Building and other buildings	1	LS	\$7,000.00	\$7,000	To upgrade Internet service equipment and cabling
Allowance to upgrade Internet service equipment	1	LS	\$10,000.00	\$10,000	To upgrade security equipment and cabling
Allowance to install additional security devices					

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Location:
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No. of Stories:

Memorial Middle School
714 E. Highway U.S. 83, Pharr, Texas

School

No. of Stories:

One building with three stories, six buildings with one story

Building Systems

85,202 SF

No. of Bldgs:

7

Reserve Term:

5 years

Property Age:

90 years

Item Description	Quantity	U	Cost	I-Totals	Comments
Replace two pipe AHU in the Cafeteria with four pipe AHU	1	EA	\$10,000.00	\$10,000	To replace existing two-pipe AHU with four pipe.
Provide testing and air balancing at all buildings	1	ALW	\$15,000.00	\$15,000	To testing and balance following repairs and replacements
Replace selected plumbing fixtures in main Building and Gymnasium prior to re-occupancy	1	ALW	\$20,000.00	\$20,000	To provide replacement as required
Replace domestic water heaters in Main Building and Gymnasium prior to re-occupancy	1	LS	\$10,000.00	\$10,000	To replace existing domestic water heaters
Provide electrical engineering study of future load demands and install additional electrical switchgear and distribution equipment	1	LS	\$75,000.00	\$75,000	To provide study, recommendations, and installation of additional electrical switchgear
Replace portable fire extinguishers in Main Building and other buildings	1	LS	\$5,000.00	\$5,000	To replace fire extinguishers
Replace fire alarm panel, smoke detectors, pull stations, and strobe lighting	1	LS	\$80,000.00	\$80,000	To replace existing for compliance with buildings codes.
Design and Construct New Building Signage	1	LS	\$8,000.00	\$8,000	To replace and upgrade existing building signage
Demolition of Field Locker Room Building	1	LS	\$25,000.00	\$25,000	To demo Field Locker Room Building
Total Immediate Repairs				\$4,668,600	
Cost per SF				\$54.79	

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D. General Description

Terracon completed this Property Condition Assessment Report for the Memorial Middle School located within the Pharr-San Juan-Alamo Independent School District (ISD) at 714 E US Highway 83 in Pharr, Texas. The subject property consists of the Main Building, Cafeteria building, Classroom Annex I building, Classroom Annex II building, Gymnasium building, Dressing Room building, Field Locker Room building, Stambaugh building, Textbook Department building, and landscaped areas. The Main Building was originally constructed in 1915 and subsequently remodeled with additions in 1976 and 1986. All buildings at the school contain approximately 85,202 square feet of floor area. The school site is bounded on the north by U. S. Highway 83, on the east by S. Gumwood Street, on the south by E. Kelly Street, and on the west by S. Dogwood and S. Fir Streets.

The site contains three on-site parking areas. Landscaping consists of large-sized trees and shrubs. Sidewalks are not provided along the perimeters of the site but are located between and adjacent to the buildings. Access to the Main Building is through a main and secondary entrance accessible by concrete steps, security gates, and doors on the west and south elevations. Access to the other buildings is through level entrances not requiring steps. A handicapped ramp and marked handicapped route provides access from the south side of the site to the Main Building, Computer Annex, and Cafeteria Building. A playground is located on the east side of the site.

Limited design, construction drawings, and documents were available for our review and did not indicate the type of foundation system for any building. The foundation for the Main Building was not visible at any location. The foundations for the Cafeteria, Textbook Department building, Classroom Annex I, Classroom Annex II, Stambaugh Building except the Old Band Hall wing, and the Gymnasium building appeared to be concrete slab-on-grade and grade beam foundation systems. The Old Band Hall wing of the Stambaugh Building appears to be a pier and beam type foundation.

The structure of the Main Building appears to consist of a reinforced concrete frame with masonry and structural clay tile exterior walls. Exterior stairwells were added during previous remodeling. Original open spaces on either side of the original connecting corridor from the Main Building to the Auditorium were enclosed utilizing steel framing that supports metal roof decking and stucco finished exterior walls. The framing of the stucco finished walls was not readily apparent. The Cafeteria and the Classroom Annexes I and II appear to be constructed of wood framing with brick veneer and stucco finished exterior walls. The Stambaugh Building apparently is framed with structural steel containing brick veneer walls. The old band hall on the west end of the Stambaugh Building is building is apparently wood framed with brick masonry load bearing exterior walls. The Textbook Department building is steel framed with open web steel joists supporting metal roof decking and brick veneer exterior walls. The Gymnasium is framed with steel rigid frame bents and open web steel joists. The Gymnasium Dressing Room is a pre-engineered steel rigid frame structure with open web steel joists supporting metal roof decking. The Gymnasium Field Locker Room appears to be wood framed with wood plank roof decking. The Gymnasium and Field Locker rooms have brick and concrete masonry unit (CMU) exterior walls.

Building entrance doors varied from building to building. Double wooden and metal doors with glass panes were observed. Metal personal doors, both with and without glass panes, were also observed. The interior doors of all buildings are typically manufactured of solid-core wood with and without glass panes or metal with and without glass panes insets. The building exterior windows consist of original multi-paned windows (operable) set in metal frames or single pane windows (fixed) set in metal frames. Many of the doors and windows were covered with plywood sheathing or otherwise obscured.

The Main Building roof appears to be applied to a reinforced concrete deck and consists of a modified bitumen cap sheet membrane. Roof drainage is provided by scuppers through the parapet walls. The Cafeteria, Classroom Annex I, and Classroom Annex II, contain low slope roofs consisting of composition shingles supported by wood framing and wood decking. There are no gutters or downspouts to collect rainfall runoff on the west side of the Cafeteria or Classroom Annex II. There

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are two low slope roof sections and one pitched roof section on the Stambaugh building. One low slope roof area consists of a modified bitumen cap sheet membrane and the second area consists of a conventional built-up and aggregate surfaced membrane. The pitched roof is a standing seam metal roof and appears to have been applied over an existing wooden shingle roof. The Gymnasium and Gymnasium Dressing Room roofs consist of modified bitumen cap sheet membranes. The roof on the Gymnasium Field Locker Room wing also appears to be a modified bitumen membrane system. The Textbook Department building roof consists of a modified bitumen cap sheet membrane. Roof drainage on the low slope roofs is by sheet flow to area drains in the field of the roof or to scuppers in the exterior parapet walls. No scuppers were observed on the main Gymnasium roof. There are conventionally flashed roof curbs for HVAC equipment and plumbing vent jacks on the Main Building, Gymnasium, Stambaugh Building low roofs, and the Textbook Department buildings. There are conventional plumbing and turbine roof vents on the Cafeteria, Classroom Annex I and Classroom Annex II roofs.

The buildings are provided with split systems comprised of exterior condensing units and interior heating and cooling air handling units (AHUs); packaged, roof mounted heating and cooling units (RTUs); and two-pipe AHUs with chilled water cooling/hot water heating systems. Heating in the split systems is provided by heat pump operation and auxiliary electric heat. The two-pipe AHUs contain one set of coils for either chilled water cooling or hot water heating. Chilled water is provided by two air cooled water chillers. Heating hot water is provided by a natural gas fired boiler. Conditioned air from each split system and RTU is delivered through sheet metal and flexible ductwork connected to ceiling mounted diffusers or side wall discharge air grilles in the interior areas. Outside air for ventilation is generally introduced through building infiltration or by intakes the RTUs for blending with return air. Roof mounted exhaust fans connect to ceiling mounted air grilles in the restrooms to provide building exhaust.

The plumbing systems include the municipal domestic water service, domestic cold and hot water piping systems, and sanitary sewer system including the soil, waste, and vent piping. The building is supplied with domestic water from the municipal water main connecting to the restrooms, drinking fountains, kitchen, cafeteria, service outlets, make-up water to chilled/hot water systems, and domestic water heaters. The sanitary sewer system consists of cast-iron and ABS soil, waste, and vent piping connecting to the restrooms, floor drains, and kitchen. The plumbing fixtures are commercial grade and typical for school construction. Toilets are floor or wall mounted. Lavatories are wall mounted.

Electrical service is supplied by utility owned transformers at the buildings. Pad mounted transformers are installed on the southwest elevation of the Main Building. The transformers supply 208/120-volt, three phase, four-wire service to main switchgear panel in the Main Building. The main switchgear panel supplies fused disconnects that supply 208/120-volt distribution panels for lighting, receptacles, HVAC, kitchen equipment, and general uses in the other buildings. The service is metered at the west elevation of the Main Building and exterior walls of other buildings. Observed distribution wiring is copper.

The Main Building and other buildings do not contain a fire alarm control panel (FACP) or fire protection sprinklers or standpipes. Fire extinguishers are installed in various areas of the school. Municipal fire hydrants are located along public streets bordering the property. Emergency exit and egress lighting are powered by the battery back-up.

The site utilities are supplied by the City of Pharr including water and waste water, electrical power, natural gas service. Storm water from the landscaped and paved areas is directed to the surrounding side streets and connects to the municipal storm water system.

The temporary buildings located in the southeast corner of the site are not a part of this assessment.

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Terracon**E. Recent Significant Capital Improvements**

Recent capital improvements to this property include:

Capital Expenditure	Comment
None	

F. General Physical Condition

Site improvements and the building are generally in fair to poor condition and appear to have received less than typical maintenance. The original building is approximately 90 years old with additions or remodeling completed in approximately 1976 and 1986. Major equipment and building systems have been routinely repaired or replaced on some buildings only. Interior, exterior, mechanical, and life safety/fire code related repairs and improvements have been identified and noted in the **Estimated Repair Cost Tables**. Allowances have been included in the cost tables for repairs of environmental abatement issues; pavement replacement; demolition and replacement of portions of the Main Building; repairs or replacement of interior floor coverings, wall surfaces, and ceilings; interior and exterior painting; repairs to exterior concrete and masonry; window and door replacement; roof replacement; and mechanical and electrical repairs.

G. Furniture, Fixtures and Equipment

In accordance with the scope of work, furniture, fixtures and equipment costs have not been addressed within this Report.

H. Follow-up Recommendations

It is recommended that a detailed investigation of the foundation and structural framing be conducted by a qualified structural engineer to determine the condition and capacity of the structural system of the Main Building and to ascertain the viability of future renovations of the building. The Old Band Hall of the Stambaugh Building and the Field House should also be investigated to ascertain the viability of future renovations of these buildings. These investigations should include detailed recommendations for remediation.

It is recommended that a detailed investigation of the roof systems of all buildings be conducted by a qualified consultant to identify the present conditions. This investigation should include detailed recommendations for replacement and type of materials to be used.

It is recommended that an investigation of the possible asbestos containing materials be conducted by a qualified engineering firm to identify the present conditions. This investigation should include sampling and recommendations for possible abatement procedures.

J. Purpose

The purpose of this Property Condition Assessment was to observe and document readily visible material and building system defects, which might significantly affect the continued operation of the facility during the evaluation period. This work is being completed in anticipation of a planned renovation and follows our client's scope of work guidelines.

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Terracon**K. Scope**

The Scope of Work was performed in general accordance with Terracon Proposal Number P9207-1203F dated December 31, 2007 and accepted on January 7, 2008. The scope included a site visit, interviews with Pharr-San Juan-Alamo ISD personnel; inquiries to the local Building Department, Zoning Department and Fire Department; and a review of readily available construction documents (drawings and specifications) provided by the client. The site assessment includes visual observations of the following system components: site development, paving, exteriors, interior finishes, structure, roofing, mechanical, electrical, plumbing, life safety/fire protection, and general ADA issues.

This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

L. Personnel Interviewed

In conjunction with our on-site visit and while attempting to gather pertinent information on this property, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report. These individuals were designated as knowledgeable about the site and related improvements.

Name	Title	Telephone
Eli Ochoa, P.E., A.I.A.	ERO International, LLP	(956) 661-0400
Ray Sanchez	PSJA Construction Manager	(956) 783-8705

M. Documentation

Terracon was provided with the following documentation for this property, which we have relied upon in the assembly of this Report.

Documentation	Source
Memorial Middle School Construction drawings	Alteration and Remodeling –Thomas Jefferson Junior High School- Taniguchi and Croft Architects (no date)
P.S.J.A. Memorial 9 th Grade Chillers Relocation Project	Baill/ Gomez & Associates, Inc. 4-1-1986

- Limited design documents were provided for review.
- Typical documents such as geotechnical reports and Certificates of Occupancy were not provided.

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II. Property Description and Condition

A. Site Improvements

Item	Observations/Comments												
Site Utilities	<p>The following is a list of the utility providers for the project:</p> <table> <tr> <td>Sanitary Sewer:</td><td>City of Pharr</td></tr> <tr> <td>Storm Sewer:</td><td>City of Pharr</td></tr> <tr> <td>Domestic Water:</td><td>City of Pharr</td></tr> <tr> <td>Natural Gas Service:</td><td>Not provided</td></tr> <tr> <td>Electric Service:</td><td>CPL</td></tr> <tr> <td>Telephone:</td><td>Unknown</td></tr> </table>	Sanitary Sewer:	City of Pharr	Storm Sewer:	City of Pharr	Domestic Water:	City of Pharr	Natural Gas Service:	Not provided	Electric Service:	CPL	Telephone:	Unknown
Sanitary Sewer:	City of Pharr												
Storm Sewer:	City of Pharr												
Domestic Water:	City of Pharr												
Natural Gas Service:	Not provided												
Electric Service:	CPL												
Telephone:	Unknown												
Drainage Systems	<p>Storm water drainage is provided by surface flow over paved and landscaped areas that drain to surrounding city streets and storm sewer inlets.</p> <p>Indications of recent precipitation were not apparent during our site visit; however, the storm water drainage system would appear to be adequate and functioning.</p>												
Water and Sewer	<p>The City of Pharr provides domestic water and sanitary water services to the site. Domestic water is provided to the site through a subsurface water main pipe from a municipal water main pipe. Sanitary water drainage is provided by gravity flow through piping connecting to sub-surface sanitary sewer main piping.</p> <p>No chronic system pressure or capacity problems were reported or observed.</p>												
Parking	<p>Parking Summary</p> <table> <tr> <td>Surface Parking Spaces</td><td>80 counted</td></tr> <tr> <td>Accessible Parking Spaces</td><td>3</td></tr> <tr> <td>Total Parking Spaces</td><td>83</td></tr> </table>	Surface Parking Spaces	80 counted	Accessible Parking Spaces	3	Total Parking Spaces	83						
Surface Parking Spaces	80 counted												
Accessible Parking Spaces	3												
Total Parking Spaces	83												
Paving/Curbing	<p>The site has five asphalt paved areas. One area is located on the west side of the Cafeteria; one area is located on the north side of the site; and three areas are located on the east side of the site. Three handicapped spaces were marked and two spaces were signed.</p> <p>The asphaltic concrete pavement appeared to be in generally poor condition. Terracon recommends complete replacement of the paving in the parking areas including stripping and directional markings. A cost is included in the Estimated Repair Cost Table.</p> <p>Concrete curbing observed on site is in fair condition.</p>												
Sidewalks/Stairs	<p>Sidewalks are provided to transition from the street curbs to the building entrances along all sides of the site and are of cast-in-place concrete. Original sets of cast-in-place concrete stairs are installed along the north elevation at the Main Building main entrance, and on the east and west sides of the entrances to the Main Building auditorium.</p> <p>The sidewalks appeared to be in generally fair condition with some cracking observed. Spot repairs and replacement are recommended during the evaluation period. A cost estimate is included in the Estimated Repair Cost Table.</p>												

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Item	Observations/Comments
Exterior Lighting	<p data-bbox="537 373 1365 401">Site lighting is provided by building mounted high intensity discharge lighting.</p> <p data-bbox="537 415 1435 617">Site lighting, although not observed or measured at night, would appear to provide minimal nighttime illumination based on the type and spacing of the lighting fixtures. It is recommended that a consultant be engaged to perform a study of existing lighting patterns and intensities and prepare design requirements for additional lighting. A cost for this study is included in the Estimated Repair Cost Table. An allowance for additional site lighting is included in the Estimated Repair Cost Table.</p> <p data-bbox="537 632 1312 659">The building mounted fixtures appeared to be generally in fair condition.</p>
Landscaping	<p data-bbox="537 674 1435 730">The landscaping consists of large trees and shrubs occurring throughout the site. There was no underground irrigation system observed.</p> <p data-bbox="537 745 1435 890">The landscaping was generally in healthy condition. It is estimated that the landscaping will require only routine maintenance during the evaluation period. The trees and shrubs were observed to be in contact with the roofs and exterior walls at various locations and are recommended for trimming as routine maintenance.</p>
Fencing	<p data-bbox="537 905 1435 961">There is perimeter chain link fence located along the north, east, south, and west sides of the site.</p> <p data-bbox="537 976 1435 1033">The chain link fencing appeared to be in good condition and is recommended for routine maintenance during the evaluation period.</p>
Signage	<p data-bbox="537 1060 1138 1087">Only one property identification signage was observed.</p> <p data-bbox="537 1102 1435 1188">The property identification signage observed consisted of a small, free-standing metal sign. An allowance for future signage is included in the Estimated Repair Cost Table.</p>
Dumpster Areas	<p data-bbox="537 1203 1435 1260">Dumpsters are located on the north side of the Textbook Department building and on the west side of the Cafeteria building.</p>
Retaining Walls	<p data-bbox="537 1274 1435 1331">There are retaining walls on the east, south and west side of the Main Building auditorium.</p> <p data-bbox="537 1346 1435 1629">Retaining walls were reportedly constructed during past renovations. The age of the retaining walls is not known. Neither design documents nor construction documents were available for our review pertaining to previous renovations and the retaining walls. A concrete walk was constructed from the exterior wall of the auditorium to the retaining wall forming an elevated walk. Differential elevations and cracking of the concrete walk were observed. It is recommended that the sidewalk and retaining walls be included as part of the structural engineering review of the Main Building. A cost for this structural investigation is included in the Estimated Repair Cost Table. An allowance for repairs of the sidewalk is included in the Estimated Repair Cost Table.</p>

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B. Building Exterior

Item	Observations/Comments
Foundations	<p>Limited design, construction drawings, and documents were available for our review and did not indicate the foundation system for any building. The foundation for the Main Building was not visible at any location. The foundations for the Cafeteria, Classroom Annex I, Classroom Annex II, Stambaugh Building except the old band hall wing, Gymnasium, Dressing Room building, Field Locker Room building, and the Textbook Department building appeared to be concrete slab-on-grade and grade beam foundation systems. The old band hall wing of the Stambaugh Building appears to be a pier and beam type foundation.</p> <p>The foundation of the Main Building was not observed, however, no significant signs of structural distress were noted in the building framing observed. Some minor stair step diagonal cracking in the brick veneer was noted on the upper area of the north elevation near the main entrance and on the east wing of the original structure. These cracks have been previously repaired and did not appear to be dynamic in nature.</p> <p>There were no significant signs of structural distress noted in the walls or architectural finishes of the Classroom Annex I, Classroom Annex II, Stambaugh Building except the old band hall wing, Gymnasium, Dressing Room building, Field Locker Room, and the Textbook Department building.</p> <p>The old band hall wing of the Stambaugh Building has some vertical and stair step cracking in the exterior brick wall on the west elevation. There is some spalling of the foundation skirt curbing and corrosion of exposed reinforcing steel was noted. It is recommended that the foundation and structural system of this portion of the Stambaugh Building be included in the structural engineering review. A cost for this structural investigation is included in the Estimated Repair Cost Table.</p>
Superstructure	<p>The Main Building appeared to consist of a reinforced concrete frame with masonry and structural clay tile exterior walls. Exterior stairwells were apparently added during previous remodeling that appeared to consist of reinforced concrete with stucco finished exterior walls. Original open spaces on either side of the original connecting corridor from the Main Building to the auditorium were enclosed and utilize steel framing that supports metal roof decking and stucco finished exterior walls. The framing of the stucco finished walls was not readily apparent. The Cafeteria and the Classroom Annexes I and II appeared to be constructed of wood framing with brick veneer and stucco finished exterior walls. The Stambaugh Building is apparently constructed of steel framing with brick veneer walls on the newer portions of the building. The old band hall on the west end of the Stambaugh building is apparently wood framed with a brick masonry load bearing exterior wall. The Book Department building is steel framed with open web steel joists supporting metal roof decking and brick veneer exterior walls. The Gymnasium is framed with steel rigid frame bents and open web steel joists. The Dressing Room building is a pre-engineered steel rigid frame structure with open web steel joists supporting metal roof decking. The Field Locker Room wing appears to be wood framed with wood plank roof decking. The Gymnasium, Dressing Room, and Field Locker Room have brick and CMU exterior walls.</p> <p>The building framing elements were generally partially obscured in all buildings. The reinforced concrete structure of the Main Building generally appeared to be in good condition with isolated areas of damage, primarily due to water infiltration. Surface corrosion on the structural steel and metal roof decking in the enclosed area on either side of the original corridor connecting the Main Building to the auditorium</p>

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Exterior Walls	<p>was visible and also had corrosion apparently due to water infiltration.</p> <p>The structure of the Cafeteria, Classroom Annex I, Classroom Annex II, and the Stambaugh Building were generally not visible. The structures of the Book Department building and the Gymnasium Locker Room building were mostly obscured although some areas were visible and generally appeared to be in good condition. The structure of the Gymnasium was visible and appeared to be in good condition. The structure of the Field Locker Room building was partially visible and was in poor condition. Areas of deteriorated roof decking were visible. There were holes in the roof decking in excess of three to four square feet in size. Terracon observed water damage to the roof framing members of the Field Locker Room building.</p> <p>The old band hall wing of the Stambaugh Building was not open for security reasons and access to the interior of the structure was not allowed during our site visit.</p>
	<p>The exterior walls of the buildings consist of brick masonry with structural clay tile, face brick masonry veneer, painted or stucco-finished brick masonry, and painted CMU. Precast reinforced concrete architectural elements are utilized on the Main Building facades.</p>
	<p>The face brick masonry mortar on the Main Building and the old band hall wing of the Stambaugh Building and the precast reinforced concrete architectural element mortar on the Main Building were weathered and deteriorated. It is recommended that the mortar be re-pointed. Due to the building's historic designation, the processes and costs of re-pointing may be higher than typical costs. A cost for repairs and re-pointing is included in the Estimated Repair Cost Table.</p>
	<p>Open penetrations or improperly sealed penetrations were observed on several buildings. It is recommended that all wall penetrations be sealed to prevent pest infestation and damage to the building structure. A cost for repairs is included in the Estimated Repair Cost Table.</p> <p>Staining of the masonry was observed on several buildings. It is recommended that the stained surfaces be cleaned as part of ongoing maintenance.</p> <p>Deteriorated wood trim was observed on the Main Building. It is recommended that deteriorated wood be replaced and that all wood surfaces be caulked and repainted. A cost for repairs is included in the Estimated Repair Cost Table.</p>
Windows/Doors	<p>Building entrance doors varied from building to building. Double wooden and metal doors with glass panes were observed. Metal personal doors, both with and without glass panes, were also observed. The interior doors of all buildings are typically manufactured of solid-core wood with and without glass panes or metal with and without glass panes insets. The building exterior windows consist of original multi-paned windows (operable) set in metal frames or single pane windows (fixed) set in metal frames. Many of the doors and windows were covered with plywood sheathing or otherwise obscured.</p>
	<p>The metal windows and frames appeared to be in poor condition, have exceeded their intended service life, and do not comply with the International Energy Code. The exterior finishes and sealants were observed with weather deterioration and decay. It is recommended that all windows and doors be replaced. Due to the building's historic designation, the costs of replacing the windows and doors may be higher than typical costs. A cost is included in the Estimated Repair Cost Table.</p>

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Item	Observations/Comments
	The wooden and metal doors appeared to be in generally poor condition with the exception of the east side of the Stambaugh Building. Sealants around door frames were noted to be deteriorating due to weather exposure. The doors are estimated for replacement. A cost is included in the Estimated Repair Cost Table .
Stairs/Steps	Cast-in-place concrete stairs are located at the Main Building at the front entryway and on the sides and back of the elevated walkway around the auditorium. The cast-in-place stairs were observed to be in good condition with no repairs identified during the evaluation period.
Elevated Walkways	NA
Balconies	NA

C. Roof

Item	Observations/Comments
General Description of Roofing Systems	The Main Building roof appeared to be applied to a reinforced concrete deck and consists of a modified bitumen cap sheet membrane. Roof drainage is provided by scuppers through the parapet walls. The low slope roofs of the Cafeteria, Classroom Annex I, and Classroom Annex II buildings consist of composition shingles supported by wood framing and wood decking. There were no gutters or downspouts to collect roof rainfall runoff on the west side of the Cafeteria or the Classroom Annex II. There are two low slope roof sections and one pitched roof section on the Stambaugh building. One low slope roof area consists of a modified bitumen cap sheet membrane and the second area consists of a conventional built-up and aggregate surfaced membrane. The pitched roof is a standing seam metal roof and appears to have been applied over an existing wooden shingle roof. The Gymnasium and Dressing Room building roofs consisted of modified bitumen cap sheet membranes. The roof on the Field Locker Room building appeared to be a modified bitumen membrane system. The Textbook Department building consisted of a modified bitumen cap sheet membrane. Roof drainage on the low slope roofs was by sheet flow to area drains in the field of the roof or to scuppers in the exterior parapet walls. No scuppers were observed on the Gymnasium roof. There are conventionally flashed roof curbs for HVAC equipment and plumbing vent jacks on the Main Building, Gymnasium, Stambaugh Building low roofs, and the Textbook Department buildings. There are conventional plumbing and turbine roof vents on the Cafeteria, Classroom Annex I and Classroom Annex II roofs.

ROOF SYSTEM DATA

Building	Roof Area (SF)	Roof System	Date Installed (age)	General Condition	Estimated RUL (Yrs)
Main Building	19,000 est.	Modified Bitumen with aggregate surface	Unknown	Poor	1 to 2
Cafeteria Building	9,000 est.	Composition Shingles	Unknown	Fair	3 to 5

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Classroom Annex I	3,000 est.	Composition Shingles	Unknown	Fair	3 to 5
Classroom Annex II	3,300 est.	Composition Shingles	Unknown	Poor	1 to 2
Stambaugh Building, east wing	8,200 est.	Asphaltic built-up and flood coat with aggregate	1996	Fair	3 to 5
Stambaugh Building, Teachers Lounge	1,500 est.	Modified Bitumen with aggregate surface	1996	Fair	4 to 5
Stambaugh Building, west wing (old band hall)	2,100 est.	Metal panels over wood shingles	Unknown	Poor	1 to 2
Gymnasium, Dressing Room, Field Locker Room	7200 est.	Modified Bitumen	Unknown	Poor	1 to 2
Textbook Department	13,100 est.	Modified Bitumen with aggregate surface	Unknown	Fair	3 to 5

Warranty Data

Warranty information was not available.

The Main Building, Classroom Annex II, Gymnasium, and the Stambaugh Building west wing (old band hall) roofs appeared to be in poor condition. Terracon observed areas of delamination of the plies from the decking, interplay separations, separations of the plies along the parapet, parapet walls with no metal cap flashing, parapets with damaged metal cap flashing, improperly constructed vent jacks and pitch pockets, improperly supported piping and conduit, displaced or broken drain guards, evidence of ponding water, and general debris in various locations. It is estimated that the roofs will require replacement in the evaluation period. A cost is included in the **Estimated Repair Cost Table**.

The Cafeteria, Classroom Annex I, the east wing of the Stambaugh Building, and the Book Department building roofs appeared to be in fair condition. Terracon observed areas of delamination of the plies from the decking, separations of the plies along the parapet, parapet walls with no metal cap flashing, parapets with damaged metal cap flashing, improperly constructed vent jacks and pitch pockets, improperly supported piping and conduit, displaced or broken drain guards, evidence of ponding water, and general debris in various locations. It is estimated that the roofs will require replacement in the evaluation period. A cost is provided in the **Estimated Repair Cost Table**.

Damaged metal downspouts were observed on the Main Building and the Gymnasium. The downspouts on the Main Building are terminated several feet above the ground surface. No splash blocks were observed. It is recommended that the damaged downspouts on the Main Building and the Gymnasium be replaced. It is recommended that the downspouts be configured to discharge water away from the building foundation and onto properly placed splash blocks. A cost for replacement of downspouts and installation of splash blocks is

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Item	Observations/Comments
	included in the Estimated Repair Cost Table .
	The original downspout system on the Textbook Department building directs rainfall runoff directly onto the side of the building and has resulted in staining of the masonry surfaces. No splash blocks were observed. It is recommended that the downspout system on the Textbook Department building be replaced with downspouts that direct water away from the wall surfaces and discharge the water away from the building foundations and onto properly installed splash blocks. A cost for replacement of the downspouts and installation of splash blocks is included in the Estimated Repair Cost Table .

General Roofing Comments

Qualifications - This evaluation was visual and did not include moisture surveys. It is recommended that roof systems be inspected and evaluated on an annual basis to determine a specific timeline for replacement. The opinions concerning the timing of roof replacement are based on observed visual condition, reported age and expected service life.

Replacement Roofing – An existing weathered and aged roof membrane overlay (recover) will not have as long a service life as a complete tear off and replacement. Recommending specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this Report's scope of services. For purposes of this level of assessment, any replacement is assumed to be of the same construction-type as that which is currently in place.

Annual Maintenance - Ongoing repairs and preventive maintenance should be anticipated as part of routine operating maintenance, the cost of which can increase as the roofing ages. No such costs are estimated or included in the cost tables.

Existing Roof Warranties – It is recommended that the Client investigate if in-place roof warranties exist.

D. Interiors

Item	Observations/Comments	
Space	Description	
Main Building	Function	Classrooms, administration offices, student lockers, and library.
	Floor	Terrazzo, vinyl tiles (reported asbestos containing), VCT, and carpet
	Walls	Brick veneer, painted CMU, painted plaster
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
Main Building Corridors	Floor	Terrazzo
	Walls	Brick veneer, painted CMU, painted plaster
	Ceiling	Acoustical tile attached to concrete structure
Main Building	Floor	Carpet, vinyl tiles (reported Asbestos containing), VCT

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Item		Observations/Comments
Classrooms	Walls	Painted gypsum wall board and plaster
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
Administration	Floor	Carpet over concrete support flooring
	Walls	Painted gypsum wall board
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
Main Building Restrooms	Floor	Ceramic tile
	Walls	Painted CMU
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
	Lavatories	Plastic laminate with porcelain sinks
	Toilet Partitions	Painted CMU
	Fixtures	Boy's, generally two or three lavatories, two to three urinals, three toilets; Girl's, three lavatories, four to five toilets; Teacher's Lounge, one male and female bathroom containing one lavatory and one toilet
Cafeteria	Function	Student seating area, serving area, and kitchen
	Floor	VCT
	Walls	Brick veneer, painted CMU, painted plaster
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
	Restroom fixtures	Boy's, generally two or three lavatories, two to three urinals, three toilets; Girl's, three lavatories, four to five toilets; Staff restroom, one lavatory and one toilet.
Gymnasium	Function	Gymnasium and locker room/dressing rooms
	Floor	Resilient flooring
	Walls	Painted CMU(concrete masonry unit), painted plaster
	Ceiling	Tectum roof deck insulation tile attached to roof structure
Dressing Room Building	Floor	Ceramic tile
	Walls	Painted CMU
	Ceiling	Open bar joist to roof deck
	Lavatories	Plastic laminate with porcelain sinks
	Toilet Partitions	Painted CMU; plastic laminate at Gymnasium
	Fixtures	Boy's, generally two or three lavatories, two to three urinals, three toilets; Girl's, three lavatories, four to five toilets
Field Locker	Function	Abandoned Field House

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Item		Observations/Comments
Room Building	Floor	Vinyl tiles (reported Asbestos containing), VCT, sealed concrete
	Walls	Brick veneer, painted CMU, painted plaster
	Ceiling	Exposed to wood structure
Classroom Annex I	Function	Two classrooms and storage
	Floor	VCT
	Walls	Painted CMU
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
Stambaugh Building	Function	Nine classrooms; cooking lab; teacher workroom; student restrooms
	Floor	Carpet, VCT
	Walls	Painted CMU
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
	Restrooms	Boy's, generally two lavatories, two urinals, three toilets; Girl's, three lavatories, five toilets; Staff restroom, one lavatory and one toilet.
Classroom Annex II	Function	Two classrooms
	Floor	VCT
	Walls	Painted CMU
	Ceiling	2-foot by 4-foot acoustical mineral tile suspended from concrete structure
Textbook Department Building	Function	Storage, textbook distribution warehouse, and repair shop
	Floor	Vinyl tiles (reported Asbestos containing), VCT, sealed concrete
	Walls	Brick veneer, painted CMU, painted plaster
	Ceiling	Acoustical mineral tile attached to concrete structure and open ceilings to structure in warehouse spaces.
	Restrooms	Boy's, generally two or three lavatories, two to three urinals, three toilets; Girl's, three lavatories, four to five toilets; Teacher's restroom, one lavatory and one toilet.
Water Intrusion/Mold	Representative observations revealed no obvious visual indications of the presence of excessive moisture or mold activity except for the vacant area below grade area of the Main Building.	

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Item	Observations/Comments
	<p>At the Main Building, the interior finishes including floors, walls, and ceilings are recommended for demolition, abatement, and replacement due to age and reported asbestos containing materials. A cost is included in the Estimated Repair Cost Tables. New student lockers are recommended for the classroom areas. A cost is included in the Estimated Repair Cost Tables. The children's and staff restroom are recommended for renovations. A cost is included in the Estimated Repair Cost Tables. Terracon observed that the below grade area at the south portion of the building was under approximately 2-feet of water and was not accessible for review. It is recommended that the standing water be removed and the below grade area be water proofed and area drains cleared such that future storm accumulations could be avoided as a maintenance cost.</p> <p>At the Cafeteria Building, the VCT flooring and acoustical ceiling tile is recommended for demolition and replacement. The walls in the cafeteria building are recommended for repairs and painting. The kitchen floor is recommended for demolition and replacement. A cost is included in the Estimated Repair Cost Tables. The children's and staff restroom in the cafeteria are recommended for renovations. A cost is included in the Estimated Repair Cost Tables.</p> <p>At the Gymnasium building, the resilient rubber flooring had damage in some areas that is need of repairs/replacement. A cost is included in the Estimated Repair Cost Tables. The Gymnasium Dressing Room Building is recommended for demolition, new lockers, flooring replacement, interior wall painting, and general restroom renovations. A cost is included in the Estimated Repair Cost Tables. The Field Locker Room Building is recommended for complete demolition. A cost is included in the Estimated Repair Cost Tables.</p> <p>At Classroom Annex I, the north end of the building had two rooms that were undergoing renovations to convert storage rooms to classrooms. Both classrooms are recommended for VCT flooring replacement and repainting. A cost is included in the Estimated Repair Cost Tables.</p> <p>At Classroom Annex II, both classrooms are recommended for VCT flooring and repainting. A cost is included in the Estimated Repair Cost Tables.</p> <p>The Stambaugh building was reportedly renovated in 1982. It is recommended that the VCT flooring be replaced and that the interior walls be repainted. A cost is included in the Estimated Repair Cost Tables. It is also recommended that the restrooms in the Stambaugh building be renovated. A cost is included in the Estimated Repair Cost Tables.</p> <p>At the Textbook Department Building, some of the corridors and floor areas have vinyl floor tile that reportedly has asbestos containing materials and are recommended for abatement and replacement. A cost is included in the Estimated Repair Cost Tables. The ceiling grids and acoustical tile is recommended for demolition and replacement in the shop areas of the building. A cost is included in the Estimated Repair Cost Tables. The children's and staff restrooms are recommended for renovation. A cost is included in the Estimated Repair Cost Tables. Old items stored in the building are recommended for removal as a maintenance cost.</p>

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E. Mechanical, Electrical and Plumbing Systems

Item	Observations/Comments
HVAC	General Description
	<p>The buildings are provided with split systems comprised of exterior condensing units and interior air handling units (AHUs); packaged, roof mounted heating and cooling units (RTUs); and two-pipe AHUs with chilled water cooling/hot water heating systems. Direct expansion (DX) cooling is provided by each of the split systems or RTUs. Heating in the split systems is provided by heat pump operation and auxiliary electric heat. The two-pipe AHUs contain one set of coils for either chilled water cooling or hot water heating. A portion of the buildings utilize natural gas-fired unit heaters for heated only areas. Conditioned air from each split system and RTU is delivered through sheet metal and flexible ductwork connected to ceiling mounted diffusers or side wall discharge air grilles in the interior areas. Return air is routed to each split system and two-pipe AHU through louvered grilles or sheet metal return air ducts. The RTUs utilize ceiling mounted return air grilles that are ducted or open to the ceiling plenums for routing of return air to the units. Outside air for ventilation is generally introduced through building infiltration or by intakes the RTUs for blending with return air. Roof mounted exhaust fans connect to ceiling mounted air grilles in the restrooms to provide building exhaust.</p>
	Main Building
	<p>The Main Building contains three floors with classrooms, offices, and library. The building contains ten two-pipe AHUs with a combination chilled water cooling and hot water heating coil. Chilled water is provided by two Carrier Model 30GTN050 reciprocating water chillers installed in 2001. Each chiller is rated for approximately 50-tons each. Hot water is provided by a Rite boiler installed in 1986. The boiler is rated for 2,250,000-btuh. A 1¼-hp end suction pump provides water pressure and chilled water flow through each chiller. A 15-hp pump provides water pressure and flow through the two-pipe AHUs. The chillers, boiler, and pumps are located in the mechanical room adjacent to the Cafeteria Building. Chilled or hot water is supplied to the main building through insulated copper piping routed underground to the building then up the west building face to the roof before being distributed down to each two-pipe AHU. The building also contains one Westinghouse split system that provides heating and cooling to the library on the first floor that utilizes a interior, ceiling suspended AHU and condensing unit located at grade level on the south side of the building.</p>
	Cafeteria Building
	<p>The Cafeteria is supplied with heating and cooling by two split systems comprised of interior Westinghouse AHUs and Ruud condensing units installed at grade level adjacent to the building. The split systems are rated at approximately 5-tons each. One two-pipe AHU providing chilled water cooling/hot water heating manufactured by Trane is installed in the mechanical room and serves the dining area.</p>
	Textbook Department Building
	<p>The Textbook Department contains a warehouse storage space for textbooks. The warehouse spaces are provided with four split systems with roof mounted condensing units and AHUs mounted in interior closets. The split systems contain two 10-ton condensing units manufactured by Carrier and two 12 ½ -ton condensing units manufactured by Trane. The split systems contain Trane AHUs with DX cooling coils that are installed in mechanical rooms.</p>

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Item	Observations/Comments
	Classroom Annex I
	<p>The Classroom Annex I contains three classrooms and one storage room. The classrooms are each provided with cooling by one split system rated at approximately 4-tons that were manufactured by <i>Fedders</i> and <i>Ruud</i>. A <i>Modine</i> natural gas-fired unit heater is suspended from the ceiling in the classrooms for heating.</p>
	Classroom Annex II
	<p>The Classroom Annex Building II contains one classroom and one storage room. The classroom and storage room are each provided with split systems comprised of a <i>Westinghouse</i> AHU installed in an interior closet and <i>Lennox</i> condensing units mounted at grade level adjacent to the building. The split systems are rated for approximately 1½-tons each. A <i>Modine</i> natural gas-fired unit heater is suspended from the ceiling in the classroom space for heating.</p>
	Stambaugh Building
	<p>The Stambaugh Building contains a secure storage room, nine classrooms, and a restroom addition. The building is provided with heating and cooling by two RTUs manufactured by <i>GE</i> that are rated for 10-tons each. An additional packaged, wall mounted, heating and cooling unit is provided for heating and cooling of the restrooms.</p>
	<p>The AHUs installed in the Main Building were in poor condition and contained accumulations of dust and debris in the coils and casings. The AHUs contained metal corrosion at the casings and drain pans. It is recommended that the AHUs be replaced during the evaluation period. The chilled/hot water piping serving the Main Building is in fair condition. A portion of the piping is routed underground and is susceptible to corrosion and ground movement. The piping reportedly has a history of leaks that has typically been repaired with gaskets and pipe clamps. Consideration for a four pipe system containing separate cooling and heating piping circuits would provide improved temperature control and energy efficiency versus the existing two-pipe system. It is recommended that a four pipe system comprised of above ground piping, new primary and secondary pumps, and new four pipe AHUs with separate heating and cooling coils be installed to replace the existing two-pipe arrangement during the evaluation period. A cost is included in the Estimated Repair Cost Table. The existing boiler providing hot water to the AHUs was installed in 1986, is in fair condition, and is estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. The water chillers were installed in 2001, are in good condition, and not estimated to require replacement during the evaluation period. The split systems serving the library areas utilize <i>Lennox</i> and <i>Ruud</i> condensing units and <i>Westinghouse</i> AHUs. The split systems were installed prior to approximately 1985, are in poor condition, and are estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. Based on the condition of the observed supply air ductwork and possible contamination by pigeons, replacement of the ductwork is recommended prior to re-occupancy. A cost is included in the Estimated Repair Cost Table. Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table.</p>
	Cafeteria Building
	<p>The split system condensing units were installed in 2001, are in good condition, and not estimated to require replacement during the evaluation period. The AHUs were installed prior to 1985, are in fair condition, and are estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table.</p>

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Item	Observations/Comments
	<p>The chilled/hot water two-pipe AHU serving the Cafeteria was installed in 1986, is in fair condition, and is recommended for replacement with a four pipe AHU with separate heating and cooling coils during the evaluation period. A cost is included in the Estimated Repair Cost Table. Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table.</p> <p>Textbook Department Building</p> <p>The <i>Carrier</i> split system condensing units are approximately 13-years of age and in fair condition. The <i>Trane</i> condensing units are 23-yrs of age and in fair condition. Based on the age and condition of the condensing units, replacement is estimated during the evaluation period. A cost is included in the Estimated Repair Cost Table.</p> <p>Two additional <i>GE</i> 7½-ton RTUs were observed on the roof of the Textbook Department Building that were reportedly not in service and are recommended for removal. A cost is included in the Estimated Repair Cost Table.</p> <p>Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table.</p> <p>Classroom Annex I</p> <p>Two of the split systems were installed in 1986, are in fair condition, and are estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table. The <i>Rudd</i> split system was installed in 2000, is in good condition, and not estimated to require replacement during the evaluation period. The natural gas-fired unit heaters manufactured by <i>Modine</i> is in good condition and not estimated to require replacement during the evaluation period.</p> <p>Classroom Annex II</p> <p>The split systems utilize <i>Lennox</i> condensing units and <i>Westinghouse</i> AHUs. The condensing units were installed in 1985 and are in fair condition. The <i>Westinghouse</i> AHUs were installed prior to 1985 and are in fair condition. Both split systems are estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table. The natural gas-fired unit heater manufactured by <i>Modine</i> is in good condition and not estimated to require replacement during the evaluation period.</p> <p>Stambaugh Building</p> <p>The two RTUs serving the Stambaugh Building were installed in 1981, are in fair condition, and are estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. The wall mounted packaged heating and cooling unit serving the restroom addition was installed during construction, is in fair condition, and is also estimated to require replacement during the evaluation period. A cost is included in the Estimated Repair Cost Table. Following repairs, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table.</p> <p>Outside Air Ventilation</p> <p>Related to outside air ventilation, no air quality measurements were taken, however, the observed ventilation does not appear to meet the ASHRAE or building code requirements of minimum ventilation. <u>Dedicated 100-percent outside air</u></p>

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Item	Observations/Comments
Automatic HVAC Controls	preconditioning units are recommended for installation at the Main Building, Cafeteria, and Classroom Annexes I and II. A cost is included in the Estimated Repair Cost Table . In addition, vertical air chases ducted from the outside air units to the corridors on each floor of the Main Building are recommended during the installation of the outside pre-conditioning units. A cost is also included in the Estimated Repair Cost Tables . Installing outside air intake hoods is recommended for the RTUs serving the Stambaugh Building. A cost is included in the Estimated Repair Cost Table . Following replacements, testing and air balancing is recommended. A cost is included in the Estimated Repair Cost Table .
	The split systems; RTUs; and two-pipe chilled/hot water cooling and heating systems are reportedly controlled by an <i>American Automatrix Sage Max</i> building automation system (BAS) that provides scheduled run times for the HVAC equipment. The BAS has an operator station at the Pharr-san Juan-Alamo ISD administration office that communicates with the remote panels at the school by telephone modem. Temperature control is provided by conventional wall mounted electric thermostats.
	The BAS appeared to be in good condition with no reported problems and is not estimated to require replacement during the evaluation period.
Plumbing Systems	The plumbing systems include the municipal domestic water service, domestic cold and hot water piping systems, and sanitary sewer system including the soil, waste, and vent piping.
	The building is supplied with domestic water from the municipal water main connecting to the restrooms, drinking fountains, kitchen, cafeteria, service outlets, make-up water to chilled/hot water systems, and domestic water heaters.
	The sanitary sewer system consists of cast-iron and ABS soil, waste, and vent piping connecting to the restrooms, floor drains, and kitchen.
Plumbing Fixtures	A water softening system is not provided.
	No abnormal plumbing problems were reported with the water pressure, quantity of cold and hot water, and drainage. The domestic water supply was shut-off at the time of our site visit. The domestic water service and cold and hot water piping systems are observed to be in good condition and are estimated to require only routine maintenance during the evaluation period. The piping is recommended to be sterilized prior to re-occupancy as routine maintenance.
	Terracon observed ABS sanitary sewer system waste and vent piping serving restroom fixtures in the Main Building. ABS piping manufactured from 1984 to 1990 by <i>Apache</i> , <i>Centaur</i> , <i>Gable</i> , <i>Phoenix</i> , and <i>Polaris</i> has been reported to exhibit cracking at or near connections due to manufacturing defects. The observed ABS piping in the Main Building was manufactured by <i>Tyler</i> and <i>Slocumb</i> and does not appear to be included in the lot of defective materials; however, a detailed survey of all installed piping is beyond the scope of this assessment. An allowance is estimated to replace defective ABS waste and vent piping. A cost is included in the Estimated Repair Cost Table .
Plumbing Fixtures	The plumbing fixtures are commercial grade and typical for this type of application. The Main Building contains two sets of Boys' and Girls' restrooms with flush valve fixtures and single handle cold water faucets. Two sets of Mens' and Womens' faculty restrooms, each with one flush valve type toilet and one lavatory, are located in the administration offices of the Main Building. Additional Boys' and Girls' restrooms are located in the Restroom Addition of the Stambaugh Building. Toilets are floor or wall mounted. Lavatories are wall mounted.

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Item	Observations/Comments
Kitchen Equipment	The plumbing fixtures in Main Building and Gymnasium have been out of service since approximately 2002 and are in fair condition. It is estimated that a number of plumbing fixtures will require replacement prior to re-occupancy. An allowance has been included in the Estimated Repair Cost Table . The fixtures will require general maintenance prior to re-occupancy including servicing or replacing valves and cleaning drains as part of routine maintenance. The plumbing fixtures in the remaining buildings appeared to be in good to fair condition, functional, and without visible leaks. It is estimated that the plumbing fixtures in the remaining buildings will require routine maintenance during the evaluation period.
	The Cafeteria Building contains a commercial kitchen. The kitchen equipment includes reach-in style refrigerators and freezers; warmers and serving tables; two and three compartment sinks; a commercial dishwasher and grinder; worktables; and shelving.
	The kitchen equipment appeared to operational and in good condition. The equipment is estimated to require only routine maintenance during the evaluation period.
Domestic Water Heaters	The domestic hot water systems serving the restrooms includes electric water heaters operating on municipal water pressure and installed in ceiling cavities over restroom areas. Additional electric water heaters are installed in the kitchen, cooking lab, and gymnasium.
	A portion of the water heaters have been replaced as needed. Further replacement of water heaters in the occupied areas is estimated during the evaluation period as routine maintenance. Replacement of water heaters in the Main Building and the Gymnasium is estimated to be required prior to re-occupancy. A cost is included in the Estimated Repair Cost Table .
Natural Gas Service	Natural gas service is provided to the site and utilized by the heating hot water boiler in the central plant and by unit heaters installed in occupied spaces.
Electrical Service	Electrical service is supplied by utility owned pole and pad mounted transformers to the buildings. Pad mounted transformers are installed on the southwest elevation of the Main Building. The transformers supply 208/120-volt, three phase, four-wire service to an 800-amp main switchgear panel with 800-amp circuit breaker located in a mechanical room on the lower floor of the Main Building. The main switchgear panel supplies 30, 100, and 200-amp fused disconnects that supply 208/120-volt distribution panels for lighting, receptacles, HVAC, kitchen equipment, and general uses. The service is metered at the west elevation of the Main Building and exterior walls of other buildings. Observed distribution wiring is copper.
	The electrical equipment varies in age from an unknown time after original construction to electrical disconnects and switchboards apparently installed during building additions. Representatives of Pharr-San Juan-Alamo ISD did not report that routine maintenance or infrared thermal scans of the electrical equipment had been performed previously. Terracon recommends that an infrared thermal scan and major servicing of the electrical equipment and replacement of weak circuit breakers and devices is conducted prior to re-occupancy. A cost is included in the Estimated Repair Cost Table . Further, an electrical load study to estimate the load requirements of the schools after re-occupancy is recommended and additional electrical equipment is estimated to be required. A cost is included in the Estimated Repair Cost Table .
Emergency Power	An emergency generator is not provided. Electric powered emergency exit signage and egress lighting with battery back-up are installed in corridors.

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Item	Observations/Comments
	The electric powered emergency exit signage and egress lighting were generally observed to be in good condition. One emergency power battery pack was observed with a corroded casing in the janitorial closet of the Stambaugh Building and is recommended for replacement. The emergency lighting battery packs in the Main Building and Gymnasium will require replacement due to age and inactivity. A cost is included in the Estimated Repair Cost Table .
Lighting:	<p>Interior lighting primarily utilizes 2-foot by 4-foot recessed fixtures with translucent lenses and 1-foot by 8-foot fixtures ceiling mounted fixtures. The lighting fixtures were observed to use type T-8 fluorescent lamps and electronic ballasts in administrative offices, corridors, classrooms, kitchen, and cafeteria. High Intensity discharge (HID) fixtures are installed in the Gymnasium.</p> <p>Exterior lighting is provided by building mounted wall pack lighting and by pole mounted lighting controlled by timers.</p> <p>The lighting levels within the administrative offices, corridors, classrooms, Gymnasium, kitchen, and Cafeteria appeared to be reasonable and appropriate for its intended use. The fixtures appear to be functioning and in good condition. It is recommended that the interior lighting fixtures in the Main Building be removed, cleaned, and stored for reuse during renovation. It is also recommended that the lighting fixtures in the remaining areas be cleaned, and limited lamps and ballasts be replaced. A cost is included in the Estimated Repair Cost Table.</p>
Data and Communication Service	<p>An Internet hub was installed in the Main Building that includes conduit and cabling routed above the ceiling to the administrative offices and classrooms.</p> <p>The Internet service was not operational at the time of our site visit and may require replacement of existing equipment and installation of additional equipment during the evaluation period. A cost is included in the Estimated Repair Cost Table.</p>
Building Security	<p>Door, window, and motion sensors were observed in the Classroom Annex I only. A Gemini security system monitors the sensors.</p> <p>Building security equipment was observed to be operational and in good condition. An allowance is estimated to install additional security devices to expand coverage to all buildings. A cost is included in the Estimated Repair Cost Table.</p>

F. Fire Protection and Life Safety Systems

Item	Observations/Comments
Automatic Fire Sprinkler System	<p>The buildings do not contain engineered automatic fire sprinkler systems. Fire extinguishers were observed in corridors and classrooms of the occupied buildings. Municipal fire hydrants are located along public streets bordering the property.</p> <p>Additional fire extinguishers will be required in the Main Building, Gymnasium, and other areas prior to re-occupancy. A cost is included in the Estimated Repair Cost Table. Terracon recommends annual inspection and testing of all fire extinguishers as maintenance. Based on a type Group E occupancy, automatic sprinklers will be required in the basement of the Main Building per the International Building Code. It is recommended that automatic sprinklers also be installed in the remaining floors prior to re-occupancy. A wet standpipe system is also estimated to be required. A cost is</p>

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Item	Observations/Comments
	Included in the Estimated Repair Cost Table .
Emergency Lighting	Emergency exit and egress lighting are installed in the corridors and at building exits. The emergency exit and egress lighting are powered by battery back-up. Observed emergency exit and egress lighting fixtures were generally in good condition with some estimated replacement during the evaluation period as maintenance.
Fire Alarm Control Panel	A fire alarm control panel (FACP) was not observed at the buildings on site. Initiation and signaling devices were observed in the Main Building and Gymnasium that were reportedly connected to a FACP that has since been removed. An FACP is recommended for installation in the Main Building and the other buildings to comply with the requirements of the International Building Code. Replacement of existing initiation and signaling devices and the installation additional devices are estimated to be required in the Main Building and other buildings prior to re-occupancy. A cost is included in the Estimated Repair Cost Table .
Smoke/Heat Detectors	Smoke detectors were not observed. The installation of smoke detectors is estimated to be required prior to re-occupancy. A cost is included in the Estimated Repair Cost Table .
Pull Stations	Pull stations were observed along exit routes in the Main Building and Gymnasium. The pull stations appear to be in fair condition. Replacement of existing initiation devices and installation additional devices is estimated to be required in the Main Building and other buildings prior to re-occupancy. A cost is included in the Estimated Repair Cost Table .
Alarm Flashers/Horns	Terracon observed a limited number of ceiling and wall mounted alarm flashers/horns in the Main Building and other buildings. It is estimated that strobe lighting will be required to be added in the Main Building and other buildings at ADA and International Building Code required heights and spacing prior to re-occupancy. A cost is included in the Estimated Repair Cost Table .

G. Compliance with Code and Regulations

Item	Comment
Building Dept. code violations	Requested and not received
Zoning Dept. code violations	Requested and not received
Parking Requirements	Requested and not received
Certificate of Occupancy	Requested and not received
Fire Code Violations	Requested and not received
Zoning Classification	Pharr-San Juan zoning for schools
Occupancy	Requested and not received

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Item	Comment
Flood Zone	The property lies in Zone B of the FEMA flood plain map, NFIP Community Number 480347, panel 480347-0005C dated October 19, 1982. The building is not located in a special flood hazard area.
Seismic Zone	According to the 1997 UBC, the site is located in Seismic Zone 0, defined as an area of low to moderate probability of damaging ground motion.

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H. ADA

Accessibility Related Issues

During our site visit, a limited visual assessment for accessibility was made. Our Report defines the physical barriers observed. Our Opinion of Costs to provide general accessibility compliance are included in the ADA Cost Table of this Report. Our cursory review is not considered to be a full accessibility survey, nor does it likely cover all aspects of non-compliance.

A full Accessibility Compliance Survey may reveal further aspects of the facility, which are not in compliance. Since compliance can have legal consequences we recommend that the Owner consult with legal counsel prior to taking any action.

Some states and municipalities have adopted building codes similar to the Fair Housing Act Amendments of 1988 (FHAA) and/or Americans with Disabilities Act (ADA). In some instances, these code requirements are more restrictive than the FHAA and/or ADA. Terracon's evaluation considered only the FHAA and/or ADA, as applicable to the subject facility.

ADA Compliance

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990 and effective January 26, 1992. The ADA is not a building code. The U. S. Department of Justice has issued its Advanced Notice of Proposed Rulemaking, the first step toward development of rules adopting a new ADAAG, published by the US Access Board in July, 2004, and is in a comment period until January, 2005. Since the new ADAAG is not yet in effect as law, it was not considered for this Report.

A facility is subject to the ADA *New Construction* requirements if a completed application for a building permit, or permit extension was filed after January 26, 1992, and the facility was first occupied **after** January 26, 1993. According to the ADA owners of buildings that were occupied **prior** to January 26, 1993 must, when it *readily achievable* to do so, make *reasonable efforts* to *remove barriers* unless the modification would create an *undue burden*. Only the Owner/Operator can determine this. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for barrier removal that satisfies the requirements of the ADA.

Title III ("Public Accommodations") of the ADA, divides buildings and facilities into two categories: "Public Accommodations" and "Commercial Facilities." Public Accommodations are intended for the general public's use. A Commercial Facility is intended for a private business and its employees. "Common" areas at this facility are considered areas of *Public Accommodation*. Administrative and service areas can be classified as a *Commercial Facility*, and there is no obligation under the ADA to remove barriers, except as needed for the landlord's compliance with Title I of the ADA (Employment).

At this facility, the areas the Owner is responsible for ADA compliance are considered to be:

- Exterior route from accessible parking to accessible building entrances,
- Exterior route from a public street or bus stop to building entrances on site;
- Interior public common area accessible route,
- Building common areas open to public, including restrooms

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ADA ACCESSIBILITY (ASTM Tier II Format)					
Item	Yes	No	N/A	Comments	
A. Building History					
1	Has an ADA survey previously been completed for this property?		X		Not provided by district
2	Have any ADA Improvements been made to this property?	X			Interior renovations observed at the Stambaugh Building only.
3	Does a Barrier Removal Plan exist for the property?	X			
4	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?	X			
5	Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?		X		None reported.
6	Is any litigation pending related to ADA issues?		X		None reported.
B. Parking					
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		X		Three spaces are provided and four are required. See Cost Tables.
2	Are there sufficient van-accessible parking spaces available (96 in. wide by 60 in. aisle)?	X			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading "Van Accessible" at van spaces?		X		Painting/stripping required. See Cost Tables.
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs?	X			
6	Does signage exist directing you to accessible parking and an accessible building entrance?	X			Additional signage needed. See Cost Tables.
C. Ramps					
1	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less?)		X		Ramps are not provided in the interiors connecting to all three floors and are recommended. See Cost Tables.
2	Are ramps longer than 6 feet complete with railings on both sides?	X			
3	Is the width between railings at least 36 inches?	X			

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ADA ACCESSIBILITY
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	Item	Yes	No	N/A	Comments
4	Is there a level landing for every 30 foot horizontal length or ramp at the top and at the bottom of ramps and switchbacks?		X		Landings are required at ramps. See Cost Tables.
D. Entrances/Exits					
1	Is the main accessible entrance doorway at least 32 inches wide?	X			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3	Can the alternate accessible entrance be used independently?	X			
4	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than 48 inches above floor)?		X		No accessible hardware observed in Main Building of other buildings. See Cost Tables.
5	Are main entry doors other than revolving doors available?	X			
6	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			X	
E. Paths of Travel					
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	X			
2	Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		X		
3	Is at least one wheelchair-accessible public telephone available?		X		
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		X		Signage not present in Main or other buildings. See Cost Tables.
5	Is there a path of travel that does not require the use of stairs?	X			
F. Elevators					
1	Do the call buttons have visual signals to indicate when a call is registered and answered?			X	Elevator not currently installed and is recommended. See Cost Tables.
2	Is the "UP" button above the "DOWN" button?			X	
3	Are there visual and audible signals inside cars indicating floor change?			X	
4	Are there standard raised and Braille markings on both jambs of each hoist way entrance?			X	
5	Do elevator doors have a reopening device that will stop and reopen a car door if an object or person obstructs the door?			X	

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ADA ACCESSIBILITY (ASTM Tier II Format)				
Item	Yes	No	N/A	Comments
6 Do elevator cabbles have visual and audible indicators of car arrival?			X	
7 Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			X	
8 Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			X	
9 If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	
G. Toilet Rooms				
1 Are common-area public toilet rooms located on an accessible route?	X			
2 Are door handles push/pull or lever type?	X			
3 Are there audible and visual fire alarm devices in the toilet rooms?		X		Alarm devices recommended. See Cost Tables.
4 Are corridor access doors wheelchair accessible (at least 32 inches wide)?	X			
5 Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 inches turning diameter)?		X		Toilet room modifications recommended. See Cost Tables.
6 In unisex toilet rooms are there safety alarms with pull cords?		X		Safety alarms recommended. See Cost Tables.
7 Are toilet stall doors wheelchair accessible (at least 32 inches wide)?		X		
8 Are grab bars provided in toilet stalls?		X		
9 Are sinks provided with clearance for a wheelchair to roll under (29 inches clearance)?		X		
10 Are sink handles operable with one hand without grasping, pinching or twisting?		X		
11 Are exposed pipes under sinks sufficiently insulated against contact?		X		

Extracted from E2018-01 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428.

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III. Report Qualifications

A. Limitations

The services Terracon performed were general in scope and in nature. This Report is intended to provide a general overview of the building systems and our opinion of their overall condition. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. In some cases, additional studies may be warranted to fully evaluate concerns noted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment. It is recommended that contractor's bids be obtained for items that may represent significant expenditures.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in anyway to constitute a warranty or guarantee regarding the current or future performance of any system identified.

The representations regarding the status of ADA Title III compliance were determined based on visual observation and without any physical measuring and, thus, are intended to be a good faith effort to assist the Client by noting nonconforming conditions along with estimates of costs to correct and are not to be considered to be based on a detailed study. This Report does not confirm the presence or absence of asbestos, mold, PCBs or toxic soils on this property. If Terracon has been retained to provide services that will identify environmental conditions that may have an impact on the site, a Report will be issued under separate cover.

B. Condition Evaluation Definitions

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

Estimated Repair Cost Table –The Estimated Repair Cost Table is an analysis of the estimated cost for repair work defined as 'one time' costs estimated for repairs or replacements; the repairs or replacements needed within the first year to bring the property to a sound, safe, and fully habitable condition. The list includes i) any items which pose potential danger to the health, safety, or well-being of building occupants, visitors, or passersby such as structural deterioration and failures, inoperable fire alarm systems, significant tripping hazards, building code violations; ii) items affecting occupancy such as lack of running water, out of service areas, extensive damage caused by storm, fire or earthquake; iii) significant deferred maintenance items or non-working building systems such as HVAC systems, parking area repairs, broken windows and/or doors, leaking roofs, pest or rodent infestations; iv) building systems or system components that have exceeded their expected useful life and require replacement or upgrade. The Estimated Repair Cost Table includes anticipated replacement for the major components of the facilities during the evaluation period. Reserve costs are typically defined as predictable and in some instances to be recurring within a specified future period. Unless specifically

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required, these costs are not intended to represent enhancements, upgrades or improvements to the existing property. The estimates are based on the physical assessment of the property, a review of maintenance logs and historical capital expenditures as well as any scheduled or in-progress capital improvement programs. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The costs are provided without an inflation factor for future expenditures.

Opinion of Costs

The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon's experience with costs for similar projects and city cost indexes.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

C. Reliance

The Report may be relied upon by you as a description of the current physical conditions of the building and site improvements, as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services.

This Report was prepared pursuant to the contract Terracon has with EPO International, LLP. The contractual relationship included an exchange of information about the subject site that was unique and between Terracon and its client and serves as a basis upon which this Report was prepared. Because of the importance of the communication between Terracon and its client, reliance or any use of this Report by anyone other than EPO International, LLP, for whom it was prepared, is prohibited and therefore not foreseeable to Terracon. Reliance or use by any such third party without explicit authorization in the Report does not make said third party a third party beneficiary to Terracon's contract with EPO International, LLP. Any such unauthorized reliance on or use of the Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party.

This Report will speak only as of its date.

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D. Assessment Team

The following participated in this assessment:

Report Section	Author	Firm
Site Improvements, Building Exteriors, Roofing	Gerald F. A. Lowe, P.E.	Terracon
Building Exteriors, Interiors, Compliance with Codes	William Stice, R.E.F.P.	Terracon
Mechanical, Electrical, Plumbing Fire Protection and Life Safety, Compliance with Codes	David Tyner, E.I.T.	Terracon
Report Review	Jeffrey A. Miller, P.E.	Terracon

E. Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Hazardous Materials - This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion - Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties - It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Phenolic Foam Insulation - Our evaluation of the roof systems at this property was visual and did not include moisture surveys or roof cores to evaluate the condition of unexposed roof system components, including the underlying insulation materials. Phenolic foam insulation, was manufactured from 1980 through 1992 and has been determined to possibly lead to corrosion of steel decks because of an acidic reaction that takes place when the phenolic foam insulation contacts moisture. A national class action lawsuit was filed and settled on behalf of building owners that had phenolic foam roof insulation installed on metal decking, and against the roof insulation manufacturers. Terracon recommends that the entire roof system, including the insulation and the condition of metal decking, should be inspected yearly and particularly prior to specifying a roof replacement. If phenolic foam insulation is determined to be present, full replacement of the insulation and/or the metal roof deck, or some portion of the deck, could be required. Additional costs such as these are not included in our roof replacement estimates. Ongoing repairs and maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this Report's scope of services. For purposes of this level of assessment, any replacement is assumed to be the same construction-type as that which is currently in place.


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APPENDIX A

EXHIBITS

1/31/2008 9:13 AM FROM: ATR Service C-514914-IT: 2,17136908787,888 PAGE: 001 OF 001

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY STANDARD FLOOD HAZARD DETERMINATION		See The Attached Instructions	O.M.B. No. 1980-0040 Expires October 31, 2008
SECTION I - LOAN INFORMATION			
1. LENDER NAME AND ADDRESS 6372001A-M383 HBC ENGINEERING-HOUSTON HOUSTON 11555 CLAY RD, SUITE 100 HOUSTON TX 77043 REQUESTER: TERESA ZUEHLKE FAX#: (713) 890-8787 PHONE#: (713) 890-8989		2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS (Legal Description may be attached) 714 E US HIGHWAY 83 PHARR, TX 78577 LOT: BLK: PARCEL: SUBV:	
3. LENDER ID. NO.	4. LOAN IDENTIFIER 92088503	5. AMOUNT OF FLOOD INSURANCE REQUIRED \$	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
NFIP Community Name PHARR, CTY/HIDALGO CO	County (ies) HIDALGO COUNTY	State TX	NFIP Community Number 480347
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
NFIP Map Number or Community - Panel Number (Community name, if not the same as "A") 480347-0005C	NFIP Map Panel Effective/Revised Date 10/19/1982	LOMA / LOMR Yes Date	Flood Zone B
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available because community is not participating in the NFIP. 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA designation date:			
D. DETERMINATION US Postal Service address unavailable; determination based on address provided by lender.			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.			
E. COMMENTS (Optional)			
This flood determination is provided solely for the use and benefit of the entity name in Section I, Box 1 in order to comply with the 1994 Flood Insurance Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property.			
CERTIFY TO:		TYPE OF COVERAGE: One-Time	RUSH: NO
HMDA INFO: ST:	GD:	MSA:	CT:
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
F. PREPARER'S INFORMATION (If other than lender)			
NAME, ADDRESS, TELEPHONE NUMBER  AMERICAN FLOOD RESEARCH, Inc. 1820 Preston Park Blvd. Suite 1100 Plano, Texas 75093 1-800-895-8867 (TEL) 1-800-895-8868 (FAX)		DATE OF REQUEST: 01/31/2008 DATE OF DETERMINATION: 01/31/2008 CERTIFICATE CONTROL NUMBER: 6372001A-M383	

Property Condition Assessment-Terracon Project Number 52078538
Roosevelt Elementary School
March 15, 2007

Terracon

APPENDIX B

PHOTOGRAPHS